

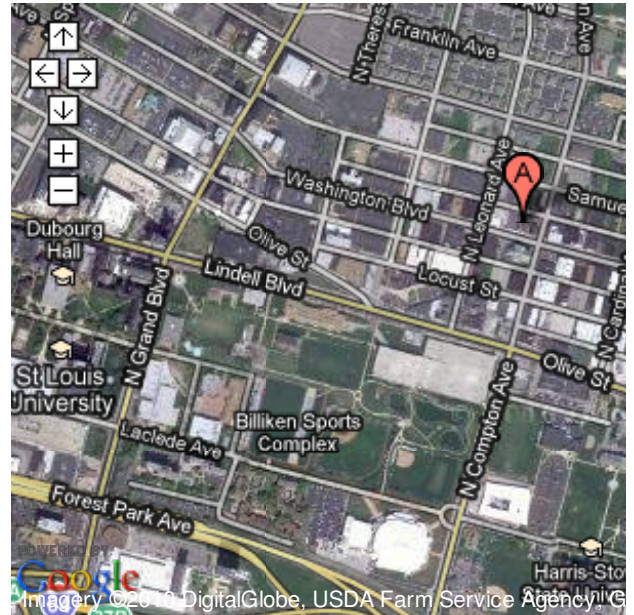
Amazing Historic Building Unique Art Deco Spanish Mission Design 23,000 S/F Solid Investment

Price Reduced by \$200k Now \$797,000

"This One of a kind building is located 3 blocks from the new St. Louis University Sports Arena in a prime redevelopment area"



Thomas P. Barnett Building built in 1921 Solid Concrete 23,000 S/F Historic Art Deco Mansion in St. Louis MO, the former Kastle Banquet Center is now available for lease or sale



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I was born in 1921 in the center of St Louis Missouri right smack in the middle of the good old U.S.A.

I would like to tell you the story of two men from a certain little town in Missouri. **On a beautiful late spring afternoon in 1891 two men graduated from the same college.**

They were very much alike, these two young men. Both had been better than average students, both were personable and well liked. As young college graduates tend to be. They were **filled with ambitious dreams of the future.**

And on that **graduation day** with college diplomas in hand those young men set off from St Louis University to make their mark on the world.

Some 30 years later they met at the dedication of a new building. This was a special moment because one of the men had designed and **built this magnificent building for a very important client.**

They were very much alike. Both were happily married. Both had three children. And both had gone to work as architects.



Inside Arches View

But one was a famous architect with completed projects in **Chicago, New York, and the Missouri State Capital**. The other still just a draftsman.

The difference in the two men was not a difference of capacity but a difference in decision.

What made the Difference?

One man trained himself to be **the best architect** he could be and leave a legacy through his work. His dream was to **build buildings that would stand the test of time**. The other was merely content with putting his work on paper.

My father was the man that **put his ideas into action**. He built something that would last many lifetimes; see many wars, live through the birth of a new century.

My father was Thomas P. Barnett the man who built this building at 3207 Washington, St. Louis Mo. 63103. And he and assembled me with toned art glass of amber, blues, greens and reds. **I am Conquistador. I have been watching over this building ever since my last piece of glass was set into place 87 years ago.**

[Click to View Inside Building](#)



Italian Marble Stairs

I am glad that Thomas P. Barnett put lifetimes worth of craft and care in my building.

He died in 1930 but his life work lives on. I would like to tell you more about the building that has survived so strongly and steadfast.

First of all let me tell you about me. I am the “Art Glass Window, Conquistador” I am the center piece on the front of the building. Measure 30” by 30” inches comprised of multi-colored art glass depicting a Spanish Conquistador. I am facing left when looking out the window from the interior. I hold a **Spanish shield with a cross representing protection**.

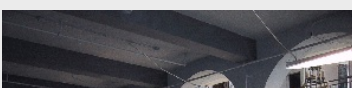
During the turn of the century era in St. Louis many firms used stained glass as an accent to their fine properties.

The Art Deco Spanish Mission Architecture Era

The building is a vintage 1920’s office building built in the Art Deco Spanish Mission Style. Buildings of Art Deco and Spanish Mission Style began springing up in the late 1800s and this style continued until the 1930’s. A famous example of this style is the San Diego’s Union



[Click to View Inside Building](#)



Station completed in 1919.



First Floor

Click to View Inside Building

● **“They don’t build em like they used to”**

● That ’s right a solid building with a solid foundation to house your valuable business assets and clients.

● **The building has many unique architectural features.**
Three large banquet rooms, smaller conference rooms, private luxury rooms, and multiple lavatories.

● **Your customers will feel a sense of security and style when they are in these walls.**

● 23,000 s/f of unique canvas for you and your designer to create a most stunning design.

Enough Space to FULLY EXPRESS yourself, your ideas, your creativity and dreams.

This building is constructed with concert foundations, walls, support columns, and even the roofs deck is concrete. The exterior walls measure 18 inches thick on the 1st floor. The many beautiful crowned columns are 11 foot on center for stability. **The building is virtually bomb proof.**

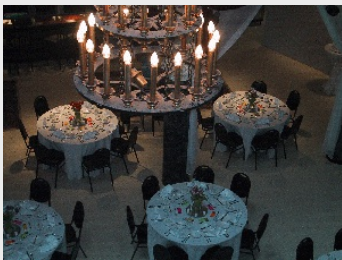
The basement which is actually the 1st floor because it is not actually underground is approximately 4500 square feet. There are two bathrooms and a fire exit.

"The Best Building In St Louis for a Restaurant or Night Club"

The building was originally designed as an office for Central States Life Insurance Companies world head quarters. There are many unique features for example: there is a vault system throughout the building. These secure vaults were designed to store important records in case of fire.



Oak Fire Place Room



Main Floor

"A serious buyer could take advantage of the current Real Estate Market and buy this historic building Or work out an attractive lease."



Back Room Lounge

- **Your business will set itself apart from the competition in this unique Art Deco Spanish Mission style facility.**
- **Your valuable customers and clients will realize you are a smart and savvy business operator when they walk into this luxurious one of a kind building.**
- **You will be connected with the rich history of St. Louis and patrons will be deleted to re visit this location.**
- **Gives you a distance advantage over prebuilt or the common warehouse type remodeling in the city today.**
- **You start out with a space with style and design characteristics and go from there.**

The first floor is wide open with 12 magnificent columns and arches. The expansive room opens up to a beautiful ironed railed mezzanine, accented with a candle designed chandelier hanging from a **45 foot skylight ceiling**.

Winding up a split double pink Italian marble staircase to the upstairs mezzanine you open up to many spacious office rooms.

The upstairs has unique designed library plus two vintage fireplace rooms that used to house the presidents of Central States.

There is enormous amount of office space throughout the building. This means you could operate a large business from the location perhaps 50 to 100 workers. A fire escape is located on the east side of the building that empties on the street level outside. Six huge skylights add natural lighting to the interior of the building.

- **When customers visit you won't need to worry if they will confuse your enterprise with the competition.**

- **Your business will be easy to spot from the street you will be instantly associated with the rich history and charm of this historic landmark.**

- **The multiple levels of the huge facility gives you the opportunity for more than one concept like fine dining**



San Diego Amtract Station 1919



San Gabriel Mission Play House 1921





Santa Barbara Court House



San Diego Am track Station Lobby

on one level, a cigar bar on another, and live music in the lower level.

● You get the benefit of the Mid Town Art Districts Fox Theater, SLU Arena events and ample parking. With 2 million visitors per year.

● **Let's face it. Do you want to be just another, club, restaurant, office building? Or do you want to stand out and dominate your market for years to come?**

The building has been recently updated and remodeled and does feature newer mechanical systems, electrical upgrades, plumbing upgrades, new roofing materials, interior-exterior painting and alarm system.

I would love to invite you over for a personal tour. So you can see how your business would look in here.

This is an exciting time and a rebirth of the neighborhood. My father's College is expanding rapidly. They just completed the new **SLU Sports Arena and parking lots right down the street.** I heard that they have schedule over **The University expects to host 90 to 100 events each year in Chaifetz Arena**, including concerts, shows, trade shows, commencements as well as men's and women's basketball.

The Billikens will host Missouri-St. Louis in the inaugural game at Chaifetz Arena on Friday, Nov. 14. Defending Mid-American Conference champion and NCAA squad Kent State visits on Wednesday, Nov. 19, 2008.

Please download your free copies of the original plans, floor plans and view the property images and videos.

I am so happy to see all the new people coming down to my neighborhood. They tell me that the **new arena will bring in over 1 million new faces each year.** That's a lot of new faces passing by me. It's amazing that the University which my father graduated from 117 years ago has an astonishing **12,300 students now and still growing.**

Along with **SLU's expansion** many other businesses are moving right next door. There is a cool new sport bar called Triumphs that features vintage motorcycles. There is an architect's new redevelopment right next door, and you know how I like architects. Up the street on locust there is even an old fashion Ice Cream Shop.

● **A savvy business operator could position their**

**"GET THE
FACTS ON THIS
MAGNIFICANT
BUILDING!"**



business to take advantage of the estimated 2 plus
Million visitors destined to the neighborhood each year

● It's no secret that the space is rated by top D. J.s and
artist as the best club space in St Louis.

● You would have the only space in town with a split
Italian marble stair case and unique old world charm.

● This Art Deco Mansion is the perfect place for a sports
bar, restaurant, or nightclub operator who demands on the
best for their patrons.

And they tell me that this is only the beginning!

When you listen to all this you can imagine how excited that I am about
the rebirth of this neighborhood.

But what I really need is a new entrepreneur to put their dream with-in
these walls. Someone who cares about tradition. A person who
realizes the value of history and how that makes for happy clients and
customers.

A person with a strong vision who can look out and see the
advantages to serving all the new customers who will be walking
and driving by my doors. All this **can really make you the new
operator with the place in town.**

**"A serious buyer could take advantage of the current
Real Estate Market and buy this historic building. Or
work out an attractive lease."**

This property may not be for you. This is not for tire kickers, new
investors, or beginning enthusiast.

But if you are a serious investor or entrepreneur. . And you demand
only the very best. And you begin to see the value of your business
operating out of a valuable location like this. **Then you owe it to
yourself to read the rest of the web site information and make a
decision to contact us for a showing.**

Price Reduced by \$200k Now \$797,000

**For detailed history and floor plans of the building or a
personal tour please Call 314-872-1819 today.**

**Call 314-872-1819 to Set Up your tour
today!**

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